



Building Consistency Meeting Minutes – 5.2.17 COMMERCIAL

Public Attendance (Contractors, Architects, Engineers): 13

MCCE Staff Attendance: 39

Overview of Today's Agenda

- Today's agenda items: 8 recap, 4 new.
- Today's training topic – Accessibility Q & A.

Welcome, Housekeeping, & Customer Service

- Mecklenburg County Code Enforcement is abbreviated as MCCE throughout the minutes.
- Consistency meetings in all trades have adopted a 4-hour format with 2-hours for consistency items and 2-hours allotted for ISO & CE. With regard to staff ISO hours, these meetings & trainings are able to be counted as Technical or Mentoring ISO time if one chooses, but any portion of time counted as one ISO category could not also be counted as any other category. Trade consistency meetings are scheduled as follows:
 - Building Consistency (Comm) – 1st Tuesday of every month @ 8am.
 - Building Consistency (Res) – 1st Wednesday of every month @ 8am.
 - Electrical Consistency – 2nd Wednesday of every month @ 8am.
 - Mechanical Consistency – last Tuesday of every month @ 8am.
 - Plumbing Consistency – last Wednesday of every month @ 8am.
- Reminder of deadline established for topic/question submissions to building consistency team:
 - Third Wednesday of every month.
 - Deadline set to allow team time to research/explain code logic behind decisions.
 - Submit by email to Jeff Vernon, Bldg Code Administrator
jeff.vernon@mecklenburgcountync.gov
 - Submit online:
<http://charmeck.org/mecklenburg/county/LUESA/CodeEnforcement/Tools/Forms/Pages/ConsisTopicSubmit.aspx>
- Training topics for future building consistency meetings, Comm (C) & Res (R). Topics in **bold** are approved to count toward CE credit hours; all topics count toward ISO hours.
 - June 6 - (C) – TBD
 - June 7 - (R) – TBD
- Building code qualification classes at CPCC
 - 2017 April 28-30; May 12-14 – Level I
 - 2017 July 21-23; Aug 5 & 6 – Level III
 - 2017 Sep 22-24; Oct 7 & 8 – Level II
 - 2017 Nov 17-19; Dec 1-3 – Level I
- The Commercial Bldg Consistency meeting for July is **cancelled** because it falls on July 4th, and the County offices are closed.

Commercial Consistency (8 review items, 4 new item) – 2hrs of Tech ISO

1. Open items or unresolved questions from last meeting:
 - a. When are Special Inspections (SI) req'd & what does the Plans Examiner look for?
 - Special Inspections are req'd for types of work as specified in 1704.1.2. When req'd, the Special Inspector is hired by the Owner of the project, per 1704.1.
 - The Design Professional who prepared the construction plans can be the Special Inspector, but it is not req'd.
 - The inspections performed under **SI** are in **addition to** the standard inspections made by MCCE Inspectors and do not replace MCCE inspections.



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- Projects of Category II in Table 1604.5 that trigger the SI req'mt per 1704.1.2 **may not** actually contain elements that receive SI.
 - The Design Professional is responsible for researching the Schedule of SI to determine if SI elements are present.
- Racking systems for storage fall under item 7 - special cases of 1704.1.2. The criteria for special cases is further described in 1704.15.
- Plans Examiners look for:
 - The SI section of the Appdx B to be completed.
 - The reproduction of a completed, sealed, signed, & dated Statement of SI on the plans.
 - The reproduction of a completed Schedule of SI on the plans.
- If SI is **req'd by Code**, MCCE is noting on plans & in the system. Any standard inspections by MCCE on the issued Bldg Permit are blocked until the Customer sets up the project through www.meck-si.com and the req'd pre-construction meeting has taken place.
- If SI is **not req'd by Code**, MCCE is noting on plans & in the system that SI is not included or being tracked; Owner initiated SI by their choice is handled outside MCCE involvement.
- A woman in attendance asked if SI could be included on plans even if SI isn't req'd. Jeff Vernon, Bldg Code Administrator, said yes. MCCE Plans Examiners have a stamp stating SI is not req'd in cases like this. SI will not be triggered in our system.
- b. **When are shop drawings, submitted post-issuance of permits, allowed to substitute the submittal of full construction plans during plan review?**
 - Shop drawings are allowed to be submitted after permits are issued only for specific things that are pre-engineered. Examples include:
 - Metal bldgs
 - Trusses
 - Pre-engineered structures
 - Pre-manufactured stair units
 - There is nothing in MCCE's [Plan Submittal Guidelines](#) that would allow structures like trellises, pergolas, open-air shade structures, etc. to only submit shop drawings for review after permits are issued. The submittal of full construction plans w/ details at the time of plan review is req'd for these types of structures.
- c. **When can inspections be stopped and marked as not ready?**
 - There are two different inspection codes that could come into play:
 - A4 – the code for when a project is not ready for the scheduled inspection.
 - IS – the code for when there are too many defect items to list individually.
 - If an Inspector finds 10 or more different defect items soon after the start of the inspection, that inspection can be terminated without completion and listed as A4-Not Ready and possibly IS as well.
 - The 10 or more items should be different defects & not 10 instances of the same defect.
 - All sub-trade permits do not need to be finalized before a Final bldg inspection can be performed. Sub-trade permits will need their other inspections passed prior to their final before MCCE will perform a Final bldg inspection, but the sub-trade permits do not have to be finalized.
- d. **What are the latest updates to the 2017 Accumulative Code Supplements?**
 - The latest updates, which went into effect January 1, 2017, deal with the following sections:



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- 706 – Fire Walls
- 902 – Definition for Night Clubs
- 1007.7 – Exterior Area of Assisted Rescue
- 1018.1 – Construction of Corridors; 712.4 continuity
- 1109.2.1 – Family / Assisted-use Toilet & Bathing Rooms
- 1109.14 – Recreational & Sports Facilities

- These updates, along with all the previous updates, can be found at the following link:
http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/2012_NCBuildingCode_amendments/2012-2017ApprovedCumulativeTest1Format.pdf

- Nick Gripp, Plans Examiner, asked if the modified allowance of footnote f under Table 1018.1 only applied if the fire partitions are provided between ALL other tenant spaces on the same floor, even if the project is in an existing bldg. Jeff Vernon, Bldg Code Administrator, said this will be researched further to answer at a future meeting.

e. **What is the req'd dispersal of Type A & B units within student housing with common space?**

- The first issue to resolve is whether these units are considered apartments or dormitories. Per Judy Risch, attorney w/ the US Dept of Education, any residential units operated by a private entity where separate tenants have individual sleeping rooms & share a common living/kitchen area and the rental contract language includes any preference given to students, then the units are considered dormitories.

- The calculation of the req'd # of Accessible & Type B units is based on the total # of dwelling units & not the sleeping room count. However, there are a couple of items to consider:

- Distribution of Accessible dwelling units shall be throughout each unit type (unit types are based on numbers of sleeping rooms).
- Every room within each Accessible dwelling unit is required to be an Accessible sleeping room.

- Rooms with roll-in showers and rooms without roll-in showers are also req'd to be dispersed, but it is not required to have all roll-in showers in a single dwelling unit.

- This topic will be revisited again in the June consistency meeting.

f. **Can a 32"x60" non-roll-in shower be used in Type B (option A) Apt units w/ the shower as the only bathing facility?**

- Per Laurel Wright of NC DOI: **No**, section 1004.11.3.1.3.3 of A117.1-2009 requires the min interior dimensions of the shower to be 36". The 32x60 dimensions would work for a Type A unit roll-in shower, but all the other req'mts for a roll-in per 1003.2.5.2 would have to be in place.

- It was noted that the language from the 2015 version of the A117.1 offers some relief on the set 36" minimum dimension, but Laurel Wright said the 2015 version is only in draft form, not published, and not adopted by the Bldg Code Council. Therefore, it's use in any way at this time is not allowed.

g. **Does a shower in Type B (option A) Apt units have to meet accessibility when an accessible tub is also provided in a separate bathroom within the unit?**

- Per Laurel Wright of NC DOI: **Yes**, section 1004.11.3 of A117.1-2009 requires ALL toilet & bathing areas & each fixture provided to comply. If the bathroom had both a shower & a tub, then only one of the fixtures would have to meet accessibility.

h. **Where are controls req'd to be located for accessible showers in Type B (option A) Apt units?**

- Per Laurel Wright of NC DOI, section 1004.11.3.3.3 of A117.1-2009 does not address any req'mts for shower controls. This is true for both Option A & Option B. She



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recommends defaulting back to the control req'mts of 608 for the type of shower (transfer or roll-in) most closely resembled.

- i. **What are the accessibility requirements in a Townhouse style apartment with an elevator?**
 - This question was planned to be covered by Laurel Wright of NC DOI during the Accessibility training today. Lack of time kept this question from being discussed, so it will be answered in the June consistency meeting.
2. **Recent Code Interpretations from Barry Gupton & Carl Martin of NC DOI.**
 - a. **Exterior Door (1008.5.1, exception #2)** – Barry has ruled that an apartment unit door in an open-ended breezeway (1026.6, exception #4) **is not** considered an exterior door for the purposes of this code section. Therefore, the landing at the outside of the door has to be level with the inside.
 - b. **Field applied FRT (2303.2)** – Barry has ruled that Fire-Retardant Treatment **cannot** be achieved in the field with a topical treatment because it does not happen “during manufacture” as required by this code section.
 - c. **Toilet Rooms & E. Coli (1210.5)** – Carl had ruled previously (March 2016 minutes) that a half-height wall was insufficient to meet this code section because E. coli can also be airborne. There must be some sort of air-lock to prevent the spread of disease.
 - d. **Area behind a bar = Corridor (1005.1 & 1018.2)** – Carl has ruled that the area behind a bar where the bartender works is a corridor even though it may not be labeled that way on the plans. As such, this area must meet the minimum width requirement of a corridor.
 - MCCE will lean more toward an aisle designation b/c it isn't enclosed per the definition in the Bldg Code.
 - Juan Rodriguez, Plans Examiner, asked if ‘corridor’ designation per Carl Martin in this instance would apply to kitchen areas between counters & equipment. Jeff Vernon, Bldg Code Administrator, said no, those are aisles.
3. **Should hollow-structural-section (HSS) be protected in an elevator shaft when the shaft is formed with a shaft liner system?**

Yes. The HSS is part of the shaft enclosure so it must be rated / protected to provide the required fire- resistance rating of the shaft.
4. **Does MCCE have a specific form for Alternate Methods / Materials?**

Yes. The form was recently created to handle the influx of requests for Alternate Methods / Materials and has been used successfully for many of those requests. The form is attached to these minutes.
5. **What are some of the upcoming legislative bills that may affect Code Enforcement?**
 - a. **HB 252**
 - Modifies HB 255 to allow employees of Engineers/Architects to inspect components or elements on the seal holder's behalf.
 - o Matt Majors, Architect, asked what constitutes an element that a Design Professional can sign off on. Jeff Vernon, Bldg Code Administrator, said MCCE is still trying to grapple w/ that question. The language in the bill does not specify. It would not be large systems like the entire bldg, the entire foundation system, all the framing, etc. There is more documentation in the works that MCCE is developing w/ the County Attorney to address the use of HB 252 & HB 255.



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- Introduces new requirements for an internal review process of inspection decisions. This review must be reported to a Legislative Committee by Jan 15th each year.
 - b. **S 131**
 - Directs BCC to create an exception for F,S, & U Occupancies from req'd compliance with the NC Energy Conservation Code.
 - c. **HB 379**
 - Forms a task force – which includes a member from the construction industry – to identify and eliminate “overly burdensome” or ineffective regulation.
 - d. **HB 552**
 - Changes to GC license req'mts to put the determination of an applicant's “good moral character” at the Board's discretion and remove any disqualification for specific felony convictions.
 - e. **HB 794 – NC Permitting Efficiency Act of 2017**
 - The local Authority Having Jurisdiction (AHJ) must publish a list of all the req'mts to get a permit and must give a schedule showing the maximum amount of days required to obtain a permit.
 - f. Use the following link to access more info on these legislative bills:
<http://www.ncleg.net/gascripts/BillLookup/BillLookup.pl>
6. **Items skipped due to time constraints; these will be revisited at the May meeting:**
- a. What can serve as “similar construction” for barriers in a Mercantile stockroom when egressing through that area per 1014.2, item 4, exception 2, part 2.4?
7. **Questions / clarifications / comments from the floor:** None.

Training Topic – Accessibility Q & A – 2hrs of Technical ISO

- Presenter: Laurel Wright, Chief Accessibility Code Consultant w/ NC DOI
- Total in attendance:
 - 38 – MCCE staff
 - 12 – from outside MCCE



MECKLENBURG COUNTY
Code Enforcement

REQUEST FOR ALTERNATE METHOD / MATERIAL

Project Information:

Residential Single Family Project: Y N	Commercial Project: Y N
Code Enforcement Project No:	Permit No:
Project Name:	Owner:
Project Address:	Suite No:
Date Requested:	

Person Requesting the Alternate Method / Material:

Name:	
Requestor's Association with the Project:	
Phone Numbers:	Office: Mobile:
Email Address:	
Mailing Address:	

Registered Design Professional in Responsible Charge (RDPIRC):

(Architects or Engineers must be licensed in the State of North Carolina)

Name:	
Firm Name:	
Phone Numbers:	Office: Mobile:
Email Address:	
Mailing Address:	

CODE SECTION(S) FOR WHICH THE ALTERNATE IS BEING REQUESTED:

Trade(s)	Code Year	Section Number & Title
B E M P		
B E M P		

Reason for Alternate Request: _____

Explain how the proposed alternate continues to maintain the spirit and the intent of the Code (i.e. how it is equivalent to the level of protection prescribed by the Code: _____

Please identify any supporting documentation attached to this request. (e.g. test data, Materials Safety Data Sheets, etc.)

- 1.
- 2.
- 3.

Additional Comments: _____

Signatures:

Requestor

RDPIRC

Office use only

Results: Approved Denied Need More Information Cancelled

Reason: _____

Code Administrator

Director, Code Enforcement (optional)

Alternate Method / Material Process:

Per NC Administrative Codes and Policies, section 105, alternate materials, designs or methods of construction are allowed by the code provided the alternate has been approved by the Code Enforcement Official. In Mecklenburg County, these are reviewed by the Code Administrator for the respective trade(s) and/ or the Director of Code Enforcement using the following procedure.

- The Registered Design Professional in Responsible Charge (RDPIRC), the owner, a lessee or other duly authorized representative for the project must submit a letter of request on company letterhead that includes the following information along with supporting documentation.
 - Identify the project by address, project number and / or permit number as applicable.
 - Identify the code section(s) involved and state which material or method is to be substituted, omitted or excepted from the code requirement.
 - Identify the proposed alternate and explain how the alternate material or method will re-establish the project to the equivalent level as prescribed by code. Note: if the proposed alternate does not establish equivalency, it cannot be approved for use in the project.
- The applicant shall provide all supporting data, technical reports, product data sheets, drawings, sketches, computer models, calculations and / or other data that substantiates and justifies the request. The information supplied shall be specific to the products to be used on the project.
- Unless otherwise noted, the approval of an alternate material or method is specific to a particular project and shall not be applied to other projects. Each submittal shall be evaluated on the conditions and merits of the request for each individual project.

If you have questions or comments, please contact the appropriate Code Administrator for additional information on this process.

Code Administrators

 Building - Jeff Vernon, 980-314-3097
Jeff.Vernon@Mecklenburgcountync.gov

 Electrical - Gary Mullis, 980-314-3098
Gary.Mullis@Mecklenburgcountync.gov

 Mechanical and Plumbing – Tommy Rowland, 980-314-3099
Tommy.Rowland@Mecklenburgcountync.gov

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